



GSA Public Buildings Service

U.S. GOVERNMENT

General Services Administration (GSA) seeks to lease the following space:

State:	Arizona
City:	Phoenix
Delineated Area:	City Limits of Phoenix
Minimum Sq. Ft. (ABOA):	96,000
Maximum Sq. Ft. (ABOA):	100,800
Space Type:	Office and specialized support space- see below
Parking Spaces (Total):	Site must also accommodate 280 parking spaces for privately owned vehicles.
Parking Spaces (Surface):	Site must also accommodate 280 parking spaces for privately owned vehicles.
Parking Spaces (Structured):	N/A
Parking Spaces (Reserved):	N/A
Full Term:	17 years
Firm Term:	15 years
Option Term:	3 years
Additional Requirements:	Land- additional 2 acres reserved for recreational sports fields and playgrounds. See below for additional requirements

Phoenix Unaccompanied Children Facility

Children age 17 and under who are unaccompanied by parents or other legal guardians and who have no lawful immigration status in the United States (unaccompanied alien children) and apprehended by the U.S. Department of Homeland Security (DHS) are transferred to the care and custody of the Office of Refugee Resettlement (ORR) in HHS' Administration for Children and Families. ORR is legally required to provide for the care and custody of all UAC referred to ORR until they are released to appropriated sponsors, usually a parent or relative, while their immigration cases proceed. The Phoenix Residential Child Care Facility will provide residential accommodation for approximately 500 unaccompanied children. Care will be provided by approximately 167 operations contract staff 24 hours a day seven days a week. The facility will require child bedrooms/ sleeping areas, child bathrooms, classrooms, indoor recreation/ multipurpose areas, medical, dining/ food service, administrative and support

space. Approximately 2 acres of exterior space shall be provided for outdoor recreation areas. The facility shall be built to meet any applicable requirements necessary for Arizona State licensing.

Offered space must meet Government requirements for fire safety, accessibility, seismic, and sustainability standards per the terms of the Lease. A fully serviced lease is required. Offered space shall not be in the 100 year flood plain.

Single tenant buildings will only be considered for this requirement. Tenant Improvements must meet Arizona Administrative Code Title 9 Section 10. Department of Health Services-Health Care Institutions: Licensing Requirements.

Interested Respondents should include Building Owners, or if a Broker, please include the Exclusivity Agreement/Representation Letter/ or Listing Contract granting the exclusive right to represent the building by the Building Owner, in your expression of interest.

The following attachments are hereby incorporated into this advertisement:

-Attachment 1- Housing Plan for Phoenix 500 Child Facility

Expressions of Interest Due:	5/6/2019
Market Survey (Estimated):	TBD
Offers Due:	TBD
Occupancy (Estimated):	5/1/2020

Send Expressions of Interest to:

Name/Title:	Andrew Paulsen
Address:	401 W. Washington St. STE 210 Phoenix, AZ 85003
Office/Fax:	602.514.7283
Email Address:	andrew.paulsen@gsa.gov

Government Contact

Lease Contracting Officer	Erin Winschel
Leasing Specialist	Andrew Paulsen

Housing Plan for Phoenix 500 Child Facility					
	Quantity	Unit	Quantity Factor	Unit	
USF	95,742	USF			
Number of Unaccompanied Children Accommodated	500				
Number of Staff Occupants	167				
Total Number of Occupants	667				
Utilization Rate Based on Children Only	191	USF			
Utilization Rate Based on Staff Only	103	USF	17,178	USF	Based on 17,178 USF of total office
Utilization Rate Based on Total Occupants	144	USF			
Child Bedrooms					
Number of bedrooms based on 4 child maximum	125	ea			
Bedroom total area	30,000	USF	60	USF	60 SF per child - no more than 4 per room (25' x 10')
Lockers	1,250	USF	2.5	USF	2.5 USF per child
Circulation	7,813	USF		USF	1.25 multiplier
Total Approximate Bedroom Area	39,063	USF		USF	
Clinical Offices (Counselors)					
Number of offices based on 1 office per 12 child	42	ea			1 private office per 12 children
Office total area	5,000	USF	120	USF	12'x10' room dimension
Circulation	1,250	USF		USF	1.25 multiplier
Total Approximate Area for Clinical Offices	6,250	USF		USF	
Case Worker Workstations					
Number of Workstations based on 1 per 8 child	63	ea			1 workstation per 8 children
Workstation total area	3,000	USF	48	USF	
Circulation	3,750	USF		USF	1.25 multiplier
Total Approximate Case Worker Workstation Area	3,828	USF			
Child Bathrooms					
Total number of water closets	84	ea		ea	1 water closet per 6 children
Total number of lavatories	84	ea		ea	1 lavatory per 6 children
Total number of showers	63	ea		ea	1 shower per 8 children
Number of bathrooms	12	ea			Each with approximately 7 WCs 7 lavs and 6 showers
Approximate size of each bathroom	825	USF			Approximate dimensions of each child bathroom 15'x55'
Total Approximate Bathroom Area	9,900	USF			
Staff Bathrooms					
Total number of water closets each gender	7		167	staff	6 water closet for first 150 staff and 1 for every 40 additional
Total number of lavatories for each gender	7		167	staff	6 lavatories for first 150 staff and 1 for every 40 additional
Number of bathrooms for each gender	2				Each with approximately 4 WCs and 4 lavs
Approximate size of each bathroom	192	USF			Approximate dimensions of each staff bathroom 12'x16'
Total Approximate Bathroom Area	768				6 bathrooms for each gender x 2 x 192 SF
Interior Program Space (Recreation & Multipurpose)					
Classrooms	4,475	USF			
Indoor Recreation/Multipurpose	13,425	USF			
Total Approximate Interior Program Space	17,900	USF		USF	
Administration					
Administrative office	3,400	USF		USF	
UAC Processing and Intake Area	2,000	USF		USF	
Administration Conference	1,200	USF		USF	
Total Approximate Administration Space	6,600	USF		USF	
Medical					
Medical Office	1,700	USF	170	USF	
Medical Exam	1,200	USF			
Total Approximate Medical Administration Space	2,900	USF			
Dinning					
Dinning Room	2,000	USF			
Kitchen / Food Prep	1,000	USF			
Food Service Storage	333	USF			
Total Approximate Dinning Space	3,333	USF	20	USF	20 SF per child - 3 dinning shifts for each meal
Receiving					
Loading Dock					2 bay loading dock
Receiving	2,400	USF			
Storage	2,800	USF			
Total Approximate Receiving Space	5,200	USF			
Outdoor Play Area					
fields	43,560	SF	8,712	SF	5 youth soccer fields
playground	43,560	SF			
Total Approximate Outdoor Play Area	2	acres			
Parking					
GOV	5	space			
POV (for operations contractor staff)	275	space			(revised)